

# Memorandum



**Date:** June 3, 2014

**To:** Honorable Chairwoman Rebeca Sosa  
and Members, Board of County Commissioners

Agenda Item No. 5(E)

**From:** Carlos A. Gimenez  
Mayor

**Subject:** Resolution approving the Plat of FONTAINEBLEAU PARK PLAZA

## **Recommendation**

The following plat is hereby submitted for consideration by the Board of County Commissioners for approval. This plat is bounded on the north by Fontainebleau Boulevard, on the east approximately 1680 feet west of NW 87 Avenue, on the south by West Flagler Street, and on the west approximately 380 feet east of NW 97 Avenue. The Miami-Dade County Plat Committee, comprised of representatives from the Florida Department of Transportation, the Florida Department of Health, the Miami-Dade County School Board and Miami-Dade County Departments of Fire Rescue, Parks, Recreation and Open Spaces, Regulatory and Economic Resources (RER), Public Works and Waste Management (PWWM), and Water and Sewer, recommends approval and recording of this plat.

## **Scope**

This plat is located within the boundaries of Commission District 10, Commissioner Senator Javier D. Souto.

## **Fiscal Impact/Funding Source**

If this plat is approved, the fiscal impact to the County would be approximately \$3,300.00 per year for the annual maintenance cost of new road construction along Fontainebleau Boulevard and West Flagler Street, once the new road portions are constructed adjacent to the project and a signalized intersection on West Flagler and 92 Avenue, which will be funded through PWWM General Fund allocation.

## **Track Record/Monitor**

RER, Development Services Division administers the processing of plats and waivers of plat, and the person responsible for this function is Raul A. Pino, P. L. S.

## **Background**

FONTAINEBLEAU PARK PLAZA (T-23161)

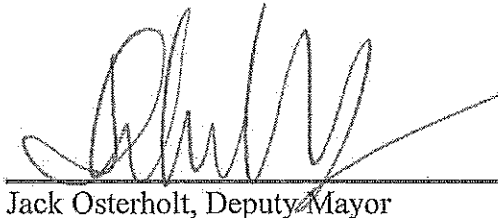
- Located in Section 4, Township 54 South, Range 40 East
- Zoning: BU-1A and GU
- Proposed Usage: Shopping center
- Number of tracts: 6
- This plat meets concurrency

**Plat Restrictions**

- That the Street and Fontainebleau Boulevard, as illustrated on the plat, together with all existing and future planting, trees, shrubbery and fire hydrants thereon, are hereby dedicated to the perpetual use of the public for proper purposes, reserving to the dedicators, their successors and assigns the reversion or reversions thereof, whenever discontinued by law.
- That individual wells shall not be permitted within this subdivision, except for swimming pools, sprinkler systems and/or air conditioners.
- That the use of septic tanks will not be permitted on any tract within this subdivision, unless approved for temporary use, in accordance with County and State regulations.
- That all new electric and communication lines, except transmission lines, within this subdivision, shall be installed underground.
- That Tracts "C", "E" and "F", as illustrated on the plat, are hereby reserved for common area for the joint and several use of the property owners within this subdivision for landscaping purposes and shall be owned and maintained in accordance with a Miami-Dade County approved Property Owner's Association, or maintained by a Miami-Dade County approved Special Taxing District.
- That Tract "D", as illustrated on the plat, is hereby reserved for ingress and egress purposes to and from Tract "A" and shall be owned and maintained in accordance with a Miami-Dade County approved Property Owner's Association.
- The storm water management areas, illustrated on the plat, are hereby reserved as storage basins for storm water discharge from public roads and abutting property, access and proper use. No use shall be made of the storm water management areas which would interfere with storm water discharge into said areas from the drainage easements as shown hereon. Drainage flow rights across and through said storm water management areas are hereby dedicated for public drainage purposes.
- That those areas adjacent to the storm water management areas are to be graded to prevent overland storm water runoff into the storm water management areas.
- That the ingress/egress easement, as depicted by dashed lines, is hereby reserved for ingress and egress to the individual tracts.
- That Tract "B", as illustrated on the plat, is owned and maintained by the Fontainebleau Lakes Community Development District and shall be used for proper purposes.

**Developer's Obligation**

- Mobilization clearing embankment, paving, milling, resurfacing, sidewalks, curb and gutter, valley gutter, traffic separator, drainage, traffic control signs, striping, detectable warning surfaces, landscaping, traffic signalization and monumentation. Bonded under bond number 7878 in the amount of \$664,986.00.



Jack Osterholt, Deputy Mayor



# MEMORANDUM

(Revised)

**TO:** Honorable Chairwoman Rebeca Sosa  
and Members, Board of County Commissioners

**DATE:** June 3, 2014

**FROM:**   
R. A. Cuevas, Jr.  
County Attorney

**SUBJECT:** Agenda Item No. 5(E)

Please note any items checked.

- ☐ "3-Day Rule" for committees applicable if raised
- ☐ 6 weeks required between first reading and public hearing
- ☐ 4 weeks notification to municipal officials required prior to public hearing
- ☐ Decreases revenues or increases expenditures without balancing budget
- ☐ Budget required
- ☐ Statement of fiscal impact required
- ☐ Ordinance creating a new board requires detailed County Mayor's report for public hearing
- ☒ No committee review
- ☐ Applicable legislation requires more than a majority vote (i.e., 2/3's \_\_\_\_, 3/5's \_\_\_\_, unanimous \_\_\_\_ ) to approve
- ☐ Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved \_\_\_\_\_ Mayor  
Veto \_\_\_\_\_  
Override \_\_\_\_\_

Agenda Item No. 5(E)  
6-3-14

RESOLUTION NO. \_\_\_\_\_

RESOLUTION APPROVING THE PLAT OF FONTAINEBLEAU PARK PLAZA, LOCATED IN THE NORTH 1/2 OF SECTION 4, TOWNSHIP 54 SOUTH, RANGE 40 EAST (BOUNDED ON THE NORTH BY FONTAINEBLEAU BOULEVARD, ON THE EAST APPROXIMATELY 1680 FEET WEST OF NW 87 AVENUE, ON THE SOUTH BY WEST FLAGLER STREET, AND ON THE WEST APPROXIMATELY 380 FEET EAST OF NW 97 AVENUE)

**WHEREAS**, Fontainebleau Lakes, LLC, a Florida limited liability company, Fontainebleau Lakes Community Development District, and CJUF III Flagler, LLC, a Delaware limited liability company, have this day presented to this Board a plat of certain lands lying in Miami-Dade County, Florida, said plat to be known as FONTAINEBLEAU PARK PLAZA, the same being a replat of all of Blocks 1, 2, 3, 4, 5, 6 and 7, and all of Tracts "E", "F", "G", "H", "J", "K", "L", "M", "N", and "P", and a portion of Tract "D" of "Fontainebleau East", according to the plat thereof, as recorded in Plat Book 168, at Page 26, of the Public Records of Miami-Dade County, Florida, lying and being in the North 1/2 of Section 4, Township 54 South, Range 40 East, Miami-Dade County, Florida, and it appears that all requirements of law concerning said plat insofar as the authority of this Board is concerned have been complied with,

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA**, that said plat is hereby approved; that the dedication of the streets, alleys and other rights-of-way however designated or depicted on said plat is hereby accepted; that the Miami-Dade County Plat Restrictions as listed on said plat are approved and are to be enforced; that approval of the plat is not a waiver of any

zoning regulations and that the requirements of the zoning existing on this land at the time this Resolution is approved shall be enforced whether or not the various parcels on this plat conform to those requirements; this approval is conditioned upon the proper execution of all documents required by the County Attorney's Office.

The foregoing resolution was offered by Commissioner ,  
who moved its adoption. The motion was seconded by Commissioner  
and upon being put to a vote, the vote was as follows:

Rebeca Sosa, Chairwoman  
Lynda Bell, Vice Chair

Bruno A. Barreiro  
Jose "Pepe" Diaz  
Sally A. Heyman  
Jean Monestime  
Sen. Javier D. Souto  
Juan C. Zapata

Esteban L. Bovo, Jr.  
Audrey M. Edmonson  
Barbara J. Jordan  
Dennis C. Moss  
Xavier L. Suarez

The Chairperson thereupon declared the resolution duly passed and adopted this 3<sup>rd</sup> day of June, 2014. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA  
BY ITS BOARD OF  
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: \_\_\_\_\_  
Deputy Clerk

Approved by County Attorney as  
to form and legal sufficiency.

Lauren E. Morse



**FONTAINEBLEAU PARK PLAZA (T-23161)**

**SEC. 4, TWP. 54 S, RGE. 40 E**

